

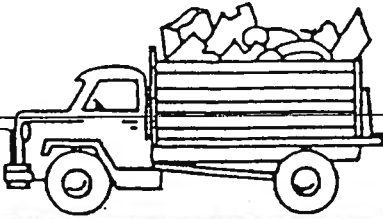
34.0
HAZARDOUS
MATERIALS
ELEMENT

Prepared For The City of Folsom
Community Development Department

By

QUAD Consultants

October 31, 1988



HAZARDOUS MATERIALS

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HAZARDOUS MATERIALS

34.1 INTRODUCTION

Hazardous materials are found in every gas tank, under kitchen sinks, in commercial transports, and in most places of employment. Likewise, hazardous waste creates disposal questions for every part of today's society, ranging from households to industry. Over the past two decades, concern over the proper use and handling of hazardous materials has prompted a wide array of regulations from different levels of government. As budget crises have cut back inspection and enforcement capabilities at the state and federal levels, more of the responsibility for carrying out programs has been shifted to local governments.

34.1.1 STATE POLICY AND AUTHORIZATION

This Hazardous Materials Element is an optional Element of the General Plan and supplements the Safety Element presented in Chapter 25.

34.1.2 RELATED STATE AND FEDERAL REGULATION

Legislative efforts to control hazardous materials began in the last century as the federal government moved to protect waterways from pollution. Today, several dozen major state and federal acts serve to regulate hazardous materials in California.

In diverse areas such as air pollution, water pollution, underground tanks, disclosure ordinances, hazardous waste, and worker protection, California has passed legislation that advanced or significantly expanded the scope of hazardous materials regulation.

LOCAL GOVERNMENT AUTHORITY

Local government agencies interact with the network of regulations covering hazardous materials in six ways. Each determines the ability of local government to act to address a problem. These situations are:

1. **Mandate:** Some federal or state regulations require local agencies to implement a program, and often provide little freedom to

modify the program to suit local resources or needs. This is true of the underground storage tank programs. Local governments are often placed in the position of having to collect fees or otherwise provide for the funding for a state-mandated program.

2. **Conditional Authority:** Local government may be given the authority over a regulatory program, provided certain conditions are met. (Typically, the local government has to be capable of administering the program and has to request the authority.)

3. **De Minimis:** Strictly interpreted, this phrase means that state and federal governments will not concern themselves with small matters. Practically speaking, it means local governments may have an opportunity to impose more restrictive standards or requirements than are contained in state or federal regulations.

4. **Unregulated Area:** An area or program not mentioned at all in federal or state statutes. The federal Constitution leaves unregulated matters to the states. The California Constitution provides local governments the authority to regulate unmentioned areas.

5. **Exemption:** Some products or areas may be specifically exempted from federal or state regulations, and local governments are precluded from imposing any restrictions.

6. **Pre-emption:** The authority to regulate some areas is specifically reserved by higher levels of government, and local governments are unable to impose any restrictions, even within their own communities. For example, the authority to regulate the commercial use and transportation of high-level radioactive materials is reserved by the Federal Nuclear Regulatory Commission, which delegates the authority to the State of California.

34.1.3 RELATIONSHIP TO THE GENERAL PLAN

This Element is directly related to the Safety

and Land Use Elements and indirectly to the Open Space and Conservation Element.

34.2 SETTING/ASSUMPTIONS/ISSUES

HAZARDOUS MATERIALS PROBLEMS

Chemical substances play a major role in the high standard of living we enjoy. Among other things, these substances have made improvements possible in our clothing, food, shelter, transportation and entertainment. Yet the last few years have been full of reminders that these benefits are not without cost.

DEFINITION

For the purposes of this Element, Folsom will use the definition of "hazardous materials" used by the State of California Department of Health Services. Section 66084 of the California Administrative Code states¹:

1. "Hazardous material" means a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:
 - A. Cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or
 - B. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed.
2. Unless expressly provided otherwise, the term "hazardous material" shall be understood to also include extremely hazardous material.

This definition is also applied to hazardous waste in Section 25117 of the Health and Safety Code. This definition is not limited to just those chemicals with long-term detrimental effects. It also includes materials which present a hazard because of their physical nature (explosive, corrosive, flammable, etc.). This General Plan Element addresses all types of hazardous materials

and refers to individuals or firms that manufacture, store, use, ship, recycle, or dispose of these materials as handlers.

SAFETY AND EXPOSURE STANDARDS

It is important to understand that there are legally enforceable standards of safety for only a fraction of the hazardous materials in the marketplace and little agreement on acceptable levels of exposure. For example:

- The Federal Food and Drug Administration has set an action level (which is not legally enforceable) for mercury in the edible portion of fish at 1.0 ppm, while the National Academy of Science's recommended guideline for mercury is 0.5 ppm in the whole fish. Other nations have set standards for mercury in fish that range between 0.1 and 1.0 ppm. (State Water Resources Control Board, "1983 Toxic Substances Monitoring Program", Water Quality Monitoring Report No. 85-1-WQ.)
- The State of California Maximum Concentration Level (MCL) for Trihalomethanes in public water systems with publicly-owned treatment works is 100 ppb. The EPA Suggested No Adverse Response Level (SNARL) for Trihalomethanes in drinking water is only 0.19 ppb, one five-hundredth of State level. (Burt Ellsworth, DOHS)
- Federal and State standards for concentrations of certain substances in air, water, and tissue have been set using generally accepted methods which use lab animals for test subjects. In very few instances are we absolutely confident that the results from these tests on animals can be related directly to human health. Test results for many more substances either can not be positively related to human health, or are not entirely clear. Worse still, complete tests have been performed on only ten to 20 percent of the over 70,000 chemicals that are in the marketplace.

Despite this uncertainty, regulations attempt to set standards or action levels that will keep human health impacts at acceptable levels.

¹ Source: California Administrative Code, Title 22, Division 4 "Environmental Health", Chapter 30 Article 1 Definitions, Section 66084

Agencies responsible for worker safety often allow higher exposure levels of toxic substances in the workplace than other agencies allow in the general environment. In California, the approach is to set conservative ambient standards that reduce the risk of cancer to one case per million population. Workplace standards are seldom as stringent. This method accounts for the fact that workplace exposure typically occurs for only eight-hour periods, with recovery times in between. It is also worth noting that in many cases exposure limits are more a reflection of economically practicable control technologies than human health knowledge.

The standards that have been set also do not account for the possibility of synergistic effects or recombinations. Synergism occurs when two or more substances in combination cause damage greater than the simple sum of their individual effects. Recombination occurs when two chemicals present in a medium combine together to form a third substance. The newly created material may have properties which are different from the parent substances. An example of this is the creation of potent carcinogens called trihalomethanes when water with low levels of organic contaminants is treated with chlorine for municipal consumption.

RISK MANAGEMENT

Risk management is a technique for evaluating the benefits and costs of safety regulations. It functions to aid decision making and prioritize possible courses of action. In recent years, it has been used to examine pollution standards and exposure levels. This is done not only to balance costs and benefits of control programs, but to weigh the relative merits of different programs so that limited financial resources may be put to the best use. Before risk management is applied, a risk assessment must be completed. Risk assessment is a term which describes the methods used to estimate human health impacts from bioassay or epidemiological data. This is a very complex task which is only partially completed for many common chemicals. For example, there are 35,000 to 40,000 pesticide products in use with federal registration. These products are formulated out of approximately 2,500 different active ingredients. A recent National Academy of

Sciences review of EPA records revealed that complete health effect studies have been submitted on less than ten percent of these active ingredients. In California, roughly 13,000 pesticide products have been registered, formulated from a total of 850 different active ingredients. The California Department of Food and Agriculture reports that very few of these active ingredients have complete health study documentation as required by the California Birth Defect Prevention Act, but nearly 80 percent have at least some scientific evidence supporting their registration.

A detailed explanation of risk assessment is beyond the scope of this Element, but several factors make it an imperfect science at best. These include:

- Our poor understanding of the true risk of illness, cancer, or death from exposure to many chemicals. This uncertainty makes it impossible to exactly quantify risk.
- The impossible task of isolating the effects of a single chemical from the thousands we are all exposed to in our lives. Sunlight, campfire smoke, and trace elements in water supplies are all potentially harmful. Low levels of many chemical agents are present in our food, drink, clothing, and air. Most individuals live in several places during their lifetimes, hold several jobs and routinely use a variety of potentially harmful household or garden products. In any of these situations, a person may be exposed to a substance that harms them, though the harm may not be apparent for years. This is particularly true of cancers and problems with fertility.
- The need to place dollar values on environmental damage, aesthetics, and human death or illness. Many people resist this effort strongly, and feel that impacts to the environment or human health must be avoided at any cost.
- The fact that even if risk management were a perfect, quantitative science, its application is in the political arena. The decision which results may not be that suggested by the analysis.

- The use of risk assessment to set standards and choose programs will always raise these issues and others. One of the most difficult is that allowing a certain level of pollution or choosing not to implement a program with high costs and low returns may condemn some unknown individuals to illness or death. (Risk management as defined here should not be confused with risk management as an organization applies it to determine insurance needs.)
- Risk management is best used by federal or state agencies to set action levels or standards, since local governments will seldom have the research resources to develop the necessary information.

COORDINATION WITH SACRAMENTO COUNTY

Regulations developed by different levels of government seldom work in perfect harmony. Hazardous material legislation is no exception to this rule. The combined effect of programs imposed by federal, state, and local government agencies varies from well coordinated to inconsistent, duplicative, or incomplete.

For example, in a society like ours where materials are extremely mobile, transportation is best regulated by higher levels of government. This avoids an inconsistent and confusing multitude of local regulations that would make compliance difficult for transporters crossing jurisdictional boundaries. Similarly, exposure standards should be set at the federal level because they reflect our understanding of the impacts of these substances on human health.

These impacts will not change in different parts of the country. Also, few state and local jurisdictions have the resources to perform health impact tests on the thousands of substances in use.

There are, however, many programs which are best carried out at the local level. Certainly this is true of those requiring routine inspections or monitoring, such as programs for underground storage tanks or business emergency plans. Local fire or health departments already have inspection programs which can be expanded

to cover these additional concerns. Federal regulation in recent years has shown a trend to turn programs over to state governments for implementation. Similarly, agencies from the State of California have been turning over some hazardous material programs to local governments through either direct legislative mandate or memoranda of understanding (MOU). An MOU between two or more agencies delineates responsibility and authority for program implementation. Often a program can be better implemented with a local agency's faster response and knowledge of local conditions. Where appropriate, Folsom intends to pursue the localization of hazardous materials programs and enforcement.

The intent of this Hazardous Materials Element and the programs which will be derived from it is to act where it is most appropriate for a local government to act, and where the most good can be accomplished with the effort. Therefore, the following sections of this Element focus on areas where local government programs are appropriate. In most areas the Sacramento County Health Department will have primary responsibility for hazardous materials programs at the local level. The City of Folsom will continue to coordinate with the County in the development and implementation of plans and programs which affect the City and will take a pro-active role in protecting the health and welfare of the citizens of Folsom in this regard.

34.3 HAZARDOUS MATERIALS ELEMENT GOALS AND POLICIES

GOAL 41

To protect the health and welfare of the residents of Folsom through the management and regulation of hazardous materials in a manner that will focus on preventing problems.

POLICY 41.1

The City shall endeavor to work with industry, community groups, and government agencies to develop an effective, workable, and fair hazardous materials management system.

POLICY 41.2

As much as feasible, the City shall provide information to the general public and interested parties on technical and administrative developments in the field of hazardous materials management.

POLICY 41.3

The City shall endeavor to develop and implement with Sacramento County, a comprehensive hazardous materials management program.

POLICY 41.4

The City shall expand and strengthen existing Folsom programs where appropriate, to fill in gaps in the current federal, state and local hazardous materials management efforts.

POLICY 41.5

The City shall encourage the effective implementation of workplace safety regulations, and to assure that hazardous material information is available to users and employees.

POLICY 41.6

The City shall improve cooperation, information gathering, and information availability within existing Folsom programs.

POLICY 41.7

The City shall support a household hazardous waste disposal program.

POLICY 41.8

The City shall endeavor to develop land use standards that will reduce the risk of health or environmental damage through industrial or commercial use of hazardous materials.

POLICY 41.9

The City shall endeavor to protect residents and sensitive facilities from avoidable incidents in the transportation of hazardous materials in the county.

POLICY 41.10

The City shall endeavor to protect residents from avoidable accidents and mishandling of hazardous materials in industrial and commercial facilities.

POLICY 41.11

The City shall support local enforcement of hazardous materials regulations.

34.4 RELATED GOALS AND POLICIES

RELATED GENERAL GOALS AND POLICIES

GOAL 1
POLICY 1.10

GOAL 2
POLICY 2.1
POLICY 2.2

GOAL 5
POLICY 5.1
POLICY 5.2
POLICY 5.3

GOAL 6
POLICY 6.1

GOAL 7
POLICY 7.1
POLICY 7.2
POLICY 7.3
POLICY 7.4

RELATED LAND USE ELEMENT GOALS AND POLICIES

GOAL 10
POLICY 10.2
POLICY 10.6

GOAL 16
POLICY 16.1

RELATED TRANSPORTATION AND CIRCULATION ELEMENT GOALS AND POLICIES

GOAL 17
POLICY 17.1

**RELATED OPEN SPACE AND
CONSERVATION ELEMENT
GOALS AND POLICIES**

GOAL 28
POLICY 28.2
POLICY 28.4
POLICY 28.5

GOAL 29
POLICY 29.1
POLICY 29.5
POLICY 29.6

**RELATED AIR QUALITY ELEMENT
GOALS AND POLICIES**

GOAL 31
POLICY 31.2

GOAL 32
POLICY 32.1

**RELATED PUBLIC FACILITIES
ELEMENT GOALS AND POLICIES**

GOAL 40
POLICY 40.1
POLICY 40.4

34.5 IMPLEMENTATION

**INFORMATION REGARDING HAZARDOUS
MATERIALS MANAGEMENT REGULATIONS**

Collect information regarding applicable regulations and enforcement at the federal, state, county and local levels and make that information available to all members of the community, including businesses and their employees.

**IMPLEMENTS: GOAL 41, POLICIES 41.1;
41.2; 41.3; 41.5; 41.6; 41.7; AND 41.11**

• Resource Groups/Agencies/Organizations

City Attorney
Sacramento County Health Department
Sacramento County Air Pollution Control
District
Sacramento County Sheriff's Department
Sacramento Area Council of Governments
Regional Transit
Area Fire Departments
State Air Resources Control Board
State Department of Health Services

State Department of Food and
Agriculture

CALTRANS

California Highway Patrol

California Waste Management Board

State Office of Noise Control

Golden Empire Health Systems Agency

U.S. Army Corps of Engineers

U.S. Environmental Protection Agency

U.S. Occupational Safety and Health
Administration

• Responsible Agencies

Fire Department

Police Department

Public Works Department

Community Development Department

Building Department

• Implementing Agency

Fire Department

• Target Dates: Start: January 1989
Complete: On-Going

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
100/\$4,500	\$750	\$300	\$5,550	General Fund

**AIR AND HAZARDOUS MATERIALS
TECHNICAL ADVISORY BOARD**

Establish an Air Pollution and Hazardous Materials Technical Advisory Board composed of representatives from all City Departments and the Sacramento County Health Department, to develop a hazardous materials management program for adoption by the City Council.

1. For those areas which the above-referenced program finds to be in need of regulation at the local level in order to protect the citizens of Folsom (potentially, some of the state's inspection duties which are presently unfunded), the City shall seek a MOU with the State Department of Health Services to

obtain authority for the regulation of hazardous waste generators in Folsom.

2. The City shall coordinate with the Sacramento County Health Department and the state to increase review of permit applications, and monitoring of underground storage tank testing programs and leaking tank clean-ups.

4 IMPLEMENTS: GOAL 41 - POLICIES 41.1; 41.3; 41.4; 41.6; 41.7; 41.10; AND 41.11

• Resource Groups/Agencies/Organizations

City Attorney
Sacramento County Health Department
Sacramento County Air Pollution Control District
Sacramento County Sheriff's Department
Sacramento Area Council of Governments
Regional Transit
Area Fire Departments
State Air Resources Control Board
State Department of Health Services
State Department of Food and Agriculture
CALTRANS
California Highway Patrol
California Waste Management Board
State Office of Noise Control
Golden Empire Health Systems Agency
U.S. Army Corps of Engineers
U.S. Environmental Protection Agency
U.S. Occupational Safety and Health Administration

• Responsible Agencies

Community Development Department
Public Works Department
Fire Department
Police Department
Sacramento County Health Department

• Implementing Agency

Community Development Department

- Target Dates: Start: January 1989
Complete: On-Going

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
48/\$2,160	\$50	\$500	\$2,710	General Fund, Development Fees

FACILITIES PERMITTING PROCEDURES - HAZARDOUS MATERIALS INCLUDING HAZARDOUS WASTE

With input of the Air and Hazardous Material Technical Advisory Board, develop a permit program for facilities which handle hazardous materials, including hazardous waste, and revise the Zoning Code and business license procedures accordingly.

1. Determine which handlers of hazardous materials would fall under the permit requirement.
2. Develop procedures to review project applications for site suitability, environmental hazards, risk to sensitive facilities, and other factors pertaining to hazardous materials.
3. Develop an ordinance to cover all storage of hazardous materials including requirements for above ground containment, leak testing and monitoring.
4. Perform a constraints analysis of hazardous materials impacts considering transportation, ground water supply, residential areas, environmental protection, and sensitive facilities.
5. Adopt, in conjunction with Sacramento County, a hazardous waste management plan and implementing ordinances.
6. Develop a review procedure for existing facilities so that facilities or locations which are inappropriate would be conditionally permitted, periodically reviewed, and/or phased out.

7. Revise business licensing procedures to complement the hazardous materials permitting procedure, including home occupations.

IMPLEMENTS: GOAL 41 - POLICIES 41.8; 41.10; AND 41.11

- Folsom Municipal Code: Title 17
- Cross Referenced To: Title 13 and Title 9
- Resource Groups/Agencies/Organizations

State Department of Health Services
Sacramento County Health Department

- Responsible Agencies

Community Development Department
Public Works Department
Fire Department
City Clerk

- Implementing Agency

Community Development Department

- Target Dates: Start: June 1989
Complete: June 1990

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
60/\$2,700	\$200	\$300	\$3,200	Permit Fees

HAZARDOUS MATERIALS DISCLOSURE ORDINANCE

Update the existing Disclosure Ordinance to complement the hazardous materials permitting procedure, including the following provisions:

1. Develop a list of occupations that will potentially involve hazardous materials.
2. Develop business license review procedures to identify operations that involve hazardous materials and include a com-

prehensive list of chemicals on the business license application which will require compliance with the Disclosure Ordinance.

3. Prepare a handout statement about a firm's potential financial and criminal liability if a routine or accidental release of undisclosed toxic chemicals should harm emergency personnel, employees, or the public.
4. Bring all the appropriate firms in Folsom into the disclosure program, by having all City and County personnel (Building Inspectors, County Health Department Personnel, Fire Inspectors, etc.) report the undisclosed use of hazardous materials to the Environmental Health Branch of the County Health Department and to the appropriate permitting agency.
5. Include compressed gases over 200 cubic feet in volume in the disclosure requirement.
6. Provide for Health Department review of business license applications as appropriate.
7. Provide for staffing to inspect facilities and handling practices.
8. Develop a cost recovery fee schedule that is based on a fixed rate for the basic inspection (depending on the size or complexity of the operation), with a negotiated surcharge if additional staff time is necessary to resolve problems. This strategy is currently used by the APCD and the Underground Storage Tank program.
9. Design the fee schedule to also cover costs for emergency response training and development of the state mandated area plans (AB 2185).

IMPLEMENTS: GOAL 41- POLICIES 41.4; 41.5; AND 41.10

- Resource Groups/Agencies/Organizations

State Department of Health Services
Sacramento County Health Department

- Responsible Agencies

Community Development Department
Sacramento County Health Department
Public Works Department
Fire Department
City Clerk

- Implementing Agencies

Fire Department
Community Development Department

- Target Dates: Start: June 1990
Complete: December 1990

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
120/\$5,400	\$500	\$600	\$6,500	General Fund, Business License Fees

HAZARDOUS MATERIALS TRANSPORTATION PROGRAM

Develop standards for transportation of hazardous materials, including wastes, which complement the City's permitting programs and the regulations of other levels of government.

1. Identify firms and land uses requiring hazardous material shipping access.
2. Identify sensitive facilities (schools, hospitals, etc.) and environmentally sensitive areas.
3. Identify appropriate transportation routes which would avoid sensitive land uses.
4. Evaluate accident probability and severity.
5. Identify emergency responses.
6. Restrict hazardous materials transportation to appropriate routes and time periods.

IMPLEMENTS: GOAL 41 - POLICY 41.9

- Folsom Municipal Code: Title 9
- Cross Reference To: Title 17
- Resource Groups/Agencies/Organizations

California Highway Patrol
State Department of Health Services
Sacramento County Health Department
CALTRANS

- Responsible Agencies

Community Development Department
Public Works Department
Police Department

- Implementing Agency

Community Development Department

- Target Dates: Start: June 1990
Complete: December 1990

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
100/\$4,500	\$200	\$550	\$5,250	General Funds

HOUSEHOLD HAZARDOUS MATERIALS AND WASTE PROGRAM

Develop a household hazardous materials and waste program.

1. Implement an educational and public awareness program aimed at reducing the use and mis-use of household products containing hazardous materials or generating hazardous waste and promoting recycling.
2. Implement a household hazardous waste program including regular collection times at established sites throughout Folsom for hazardous wastes and hazardous waste containers.

IMPLEMENTS: GOAL 41 - POLICIES 41.1;
41.3; 41.4; 41.6; AND 41.7

- Resource Groups/Agencies/Organizations

California Waste Management Board
Sacramento County Health Department
State Department of Health Services

- Responsible and Implementing Agency

Public Works Department

- Target Dates: Start: March 1989
Complete: October 1989

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
48/\$2,160	\$50	\$500	\$2,710	General Fund

HAZARDOUS MATERIALS MONITORING

Develop a monitoring and enforcement program to control dumping of hazardous materials into the municipal sanitary and storm sewer systems:

1. Develop an educational program to inform residential and commercial customers of the impacts of sewer dumping.
2. Develop a monitoring and enforcement program to control dumping of hazardous materials into the municipal sewer and storm drain systems.
 - A. Increase Folsom's ability to respond to complaints.
 - B. Establish an enforcement link with the District Attorney's Office.
 - C. Provide funding for periodic sampling on a rotating basis to identify contamination problems.
 - D. Mitigate contamination sources where identified.

IMPLEMENTS: GOAL 41 - POLICIES 41.4;
41.10; AND 41.11

- Resource Groups/Agencies/Organizations

California Waste Management Board
State Department of Health Services
Sacramento County Health Department

- Responsible and Implementing Agency

Public Works Department

- Target Dates: Start: October 1989
Complete: May 1990

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
100/\$4,500	\$500	\$1,100	\$6,100	General Fund, Fines

EMERGENCY RESPONSE PROCEDURES

Existing emergency response plans shall be reviewed and updated as needed. The emergency response plans shall be published, shall provide for agency coordination and shall address medical care, escape routes, mutual aid agreements and temporary housing and communications in the event of fire, flooding, inundation, earthquake, hazardous materials spill or other emergency situation.

IMPLEMENTS: GOAL 29 - POLICY 29.5; GOAL
41 - POLICIES 41.9; AND 41.10

- Folsom Municipal Code: Title 9

- Resource Groups/Agencies/Organizations

State Department of Health Services
Sacramento County Health Department
Sacramento General Services Department
California Highway Patrol
CALTRANS
U.S. Army Corps of Engineers

- Responsible Implementing Agencies

Public Works Department
Fire Department
Police Department

- Implementing Agency

Police Department

• Target Dates: Start: July 1989
Complete: January 1990

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
40/\$1,800	\$100	\$200	\$2,100	General Funds

SPILL RESPONSE

The City shall cooperate with nearby jurisdictions to:

1. Respond promptly to any spills within the City's jurisdiction or as may be appropriate under mutual aid agreements.
2. Institute a policy of civil recovery of spill clean-up costs from responsible parties.
3. Seek the allowable state reimbursements for spill clean-up expenses that are not recovered from a responsible party.

IMPLEMENTS: GOAL 41 - POLICIES 41.3; AND 41.11

- Resource Groups/Agencies/Organizations

State Department of Health Services
Sacramento County Health Department

- Responsible Agencies

Public Works Department
Fire Department
Police Department

- Implementing Agency

Fire Department

• Target Dates: Start: March 1989
Complete: October 1989

ESTIMATED COSTS PER YEAR

Person Hours/ Dollars	Printing	Direct	Total	Funding
40/\$1,800	\$100	\$400	\$2,300	State General Fund

LOCAL CONTROL STRATEGIES FOR TOXIC AIR CONTAMINANTS

Inventory and develop control strategies for toxic air contaminants in Folsom.

IMPLEMENTS: GOAL 31 - POLICIES 31.1; 31.2; AND 31.3; GOAL 32 - POLICY 32.1; GOAL 41 - POLICIES 41.8; 41.9; AND 41.10

- Resource Groups/Agencies/Organizations

State Air Resources Board
Sacramento County Air Pollution Control District
Sacramento Area Council of Governments
State Department of Health Services
Sacramento County Health Department

- Responsible and Implementing Agencies

Community Development Department
Public Works Department

Target Dates: Start: January 1989
Complete: On-Going

ESTIMATED COSTS OVER SIX MONTHS

Person Hours/Printing Dollars	Direct	Total	Funding
48/\$2,160	\$50	\$500	\$2,710 Development Fees, User Fees

GENERAL PLAN DATABASE MAINTENANCE

IMPLEMENTS: GOAL 30 - POLICY 30.1;
GOAL 41 - POLICY 41.8

Maintain and update on a regular basis the database prepared for the General Plan, including but not limited to the following areas:

1. Noise: Develop and continually update a database as part of the General Plan program containing noise exposure information for the City so that noise related issues can be addressed in the land use planning process.
2. Ground Water and Surface Water Monitoring: Cooperate with the County of Sacramento in developing a computerized data base on water quality and seek funding for a County-assisted testing program to continue to improve information about water quality in the City.
3. Medical Statistics: Cooperate with the Sacramento County Health Department to compile statistics on medical problems potentially related to hazardous materials, and support efforts to gather this information on a statewide basis.

• Resource Groups/Agencies/Organizations

State Department of Health Services
Sacramento County Health Department
State Office of Noise Control

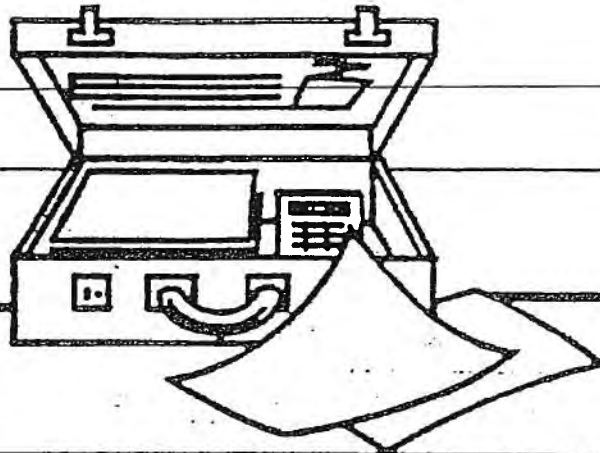
• Responsible and Implementing Agencies

Public Works Department
Community Development Department

- Target Dates: Start: January 1989
Complete: On-Going

ESTIMATED COSTS OVER SIX MONTHS

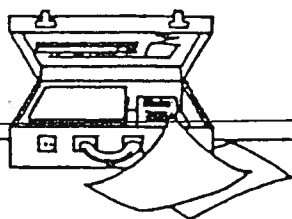
Person Hours/ Dollars	Printing	Direct	Total	Funding
36/\$1,620	\$100	\$400	\$2,120	General Fund, Development Fees, EIRs



40.0
AREA PLANS
AND
SPECIFIC
PLANS

Prepared By The City Of Folsom
Community Development Department

October 31, 1988



40.0 AREA PLANS & SPECIFIC PLANS

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AREA PLANS AND SPECIFIC PLANS

The purpose of this Section is to list and inventory the Area Facilities Plans, Area Plans, and Specific Plans.

The City has, through its Urban Development Policy, adopted and proposed a number of Area Facilities Plans.

40.1.1 FOLSOM SOUTH ASSESSMENT DISTRICT

The first such adopted Area Facilities Plan accompanied the Folsom South Assessment District. This area adjacent to Highway 50, included a 2,000-acre assessment district area with an additional 1,000 acres of study area. The Facilities Plan and related documents are on file with the Community Development Department or Public Works Department.

40.1.2 AMERICAN RIVER CANYON UNITS 4-9

This area, also known as the Allied North Facilities Area, had an approved Plan adopted with a 440-acre project known as American River Canyon Units 4-9. This project, taken over by Wlot Homes Inc., encompasses a number of land uses including approximately 1,540 dwelling units and a ten-acre commercial site, a park site and school site.

40.1.3 FOLSOMEAST AREA FACILITIES PLAN

The East area Facilities Plan covers the Russell Ranch, Teichert Property, Broadstone II and Broadstone III. The total area is 3,900 acres. The Facilities plan provides a more refined depiction and description of facilities required for the East Area. References on maps, or descriptions in text of the East Area Facilities Plan (EAFP), are for general information purposes only. Additional detailed plans will be reviewed and adopted as part of each individual specific plan. The more refined plans will be reviewed for overall compatibility with other facilities needed within the East Area Facilities Plan (EAFP). Resolution No. 3798.

40.1.4 RANCHO CREEK-BRIGGS PROPERTY

This is the fourth Area Facilities Plan and encompasses an area around East Natoma Street. The area is primarily residential and is largely undeveloped. One parcel of approximately 200

acres known as the Briggs Ranch or Briggs Estate, will be reviewed during late 1988 and 1989 for development permit approvals and approval of the Area Facilities Plan.

40.2 AREA PLANS

40.2.1 FOLSOM REDEVELOPMENT AGENCY/CENTRAL FOLSOM REDEVELOPMENT DISTRICT

In 1983, the City formed a Redevelopment Agency which encompasses 1,050 acres in the older part of the town. The purpose of formation of the Folsom Redevelopment District was to provide parking for the Historic District, upgrade certain housing areas in the City and provide for public improvements and beautification of East Bidwell Street. The Agency is currently, as of 1988, in its fifth year and has tax increment of over \$350,000 per year. The City has sold bonds in 1987 for \$2 million in public projects. The projects will be centered on the three areas that were the reasons the Agency was formed. As a result of the General Plan adoption, an amendment to the Redevelopment Plan will be necessary in order to bring the land uses in line with the 1983 Plan.

40.2.2 HISTORIC DISTRICT PLAN

The City Redevelopment Agency has authorized the preparation of a Specific Plan for the Folsom Historic District. During the review of the implementation program in the General Plan's Land Use Element, the Planning Commission recommended that the Historic District Plan Area be expanded to encompass the entire Folsom Township area. The Plan will be completed in 1989 and will be on file with the Community Development Department.

40.2.3 CENTRAL COMMERCIAL DISTRICT PLAN

The policies in the Land Use Element that refer to the Central Commercial District discuss a need to formulate a plan for this area. The City's Redevelopment Agency has contracted with a landscape architect, Earth Art Inc., to prepare an East Bidwell Beautification Project which is to upgrade and provide consistency in the develop-

ment along East Bidwell Street. It is expected that this concept, which will include landscaping, street furniture, signage and other amenities, should be expanded to include the entire Central Commercial District. This type of Plan will be implemented through the Redevelopment Agency and with revisions to the Zoning Code and should provide for a quality development of this area.

40.2.4 HUMBUG CREEK/WILLOW CREEK PARKWAY PLAN

Several Sections of the General Plan discuss this Plan Area. The Plan is to be a linear park system and will run from Lake Natoma eastward to the El Dorado County Line following the Humbug Creek and Willow Creek drainage areas. The Plan is expected to accommodate several issues, including recreation and open space needs, floodway issues, wildlife issues and enhancement of development projects adjacent to the streams. The wetlands issues that have been raised recently will, to some degree, be resolved through the development of this Plan by encouraging the consolidation of wetlands along the two watersheds, in order to maintain an overall balance of open space, wildlife areas and wetlands in the City. This Plan is expected to be developed in late 1988 and 1989 and integrated into adjacent projects with long term maintenance and construction provided in the adoption of the Plan.

40.3 SPECIFIC PLANS

40.3.1 RUSSELL RANCH SPECIFIC PLAN

The Russell Ranch is part of the East Area Facilities Plan and encompasses 1,700 acres. The Ranch covers approximately 800 acres in El

Dorado County and 400 acres south of U.S. 50 in addition to the 1,700 acres in the Folsom limits. A conceptual plan has been prepared by the developer, River West Developments. The purpose of the conceptual plan is to introduce the project and provide some basis for which to provide a more definitive Specific Plan at some point in the future. The conceptual Russell Ranch plan, will be reviewed for consistency with the General Plan and revised based on an application which will be reviewed following the Plan adoption.

40.3.2 EASTGATE/BROADSTONE PROJECT

The Eastgate Project, at the intersection of Highway 50 and East Bidwell off of Scott Road on the northwest corner, encompasses approximately 1000 acres. Similar comments apply to this as with the Russell Ranch Project in that a number of steps should be taken prior to summarizing all of the information needed to develop the property into a format of a Specific Plan. The project includes a regional mall and accessory uses and is expected to be a very large scale project that will take one or two years of planning in order to actually begin development.

40.3.3 SOBRATO DEVELOPMENT

The Sobrato project encompasses 160 acres and has been earmarked as a Specific Plan Area through the General Plan hearings. The property is expected to be a mixed-use development and is included in the Redevelopment Area boundaries. Substantial benefits are expected to be derived to the Redevelopment Agency due to the development that is anticipated on this parcel. The Specific Plan will be developed between the City and developer and also include aspects of the Humbug Creek drainage plan area.